

WARRANTY DEED

Know All Men By These Presents

021298

TRANSFER
TAX
PAID

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That we, **Donald Bartlett and June C. Bartlett**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Earle D. Bessey, Jr. and Susanne R. Bessey**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 37 Johnson Heights, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Earle D. Bessey, Jr. and Susanne R. Bessey, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with any buildings thereon, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Commencing at the point of intersection of the southerly right-of-way line of Eustis Parkway and the easterly right-of-way line of Hillcrest Street; thence in a general easterly direction along the southerly right-of-way line of Eustis Parkway, a distance of one hundred forty (140) feet to a point; thence at a right angle and in a general southerly direction in a line parallel to and one hundred forty (140) feet distant from the easterly right-of-way line of Hillcrest Street a distance of one hundred (100) feet to a point; thence at a right angle and in a general westerly direction in a line parallel to and one hundred (100) feet distant from the southerly right-of-way line of Eustis Parkway a distance of one hundred forty (140) feet to a point on the easterly right-of-way line of Hillcrest Street; thence in a general northerly direction along the easterly right-of-way line of Hillcrest Street a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises.
2. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space.
3. No part of any building shall be placed nearer than ten (10) feet from any sideline.
4. No double decked porches may be built on any house.
5. Said dwelling house and garage shall cost not less than Twenty Thousand Dollars (\$20,000.00).
6. The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street.
7. No animals of any kind shall be kept on the premises excepting, however, household pets.
8. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.
9. The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

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Being the same premises conveyed to Donald Bartlett and June C. Bartlett by deed dated May 11, 2000 from Robert A. Rosenthal, Arlyne R. Sacks and James P. Boulette, Trustees of the Lewis and Evelyn Rosenthal Charitable Trust and recorded in the Kennebec County Registry of Deeds in Book 6202, Page 56.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Earle D. Bessey, Jr. and Susanne R. Bessey, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Donald Bartlett and June C. Bartlett have hereunto set our hands and seals this 26th day of July, 2001.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness - William P. Dubord

Donald Bartlett
Donald Bartlett

William P. Dubord
Witness - William P. Dubord

June C. Bartlett
June C. Bartlett

STATE OF MAINE
County of Kennebec, ss.

Dated: July 26, 2001.

Personally appeared before me on the day and year aforesaid the above-named, Donald Bartlett and June C. Bartlett, and acknowledged the foregoing instrument to be their free act and deed.



Before me,

William P. Dubord
Notary Public

WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2001 JUL 30 AM 9:00

ATTEST: Larissa B. Munn
REGISTER OF DEEDS